

STATE MS.-DE SOTO CO.

TAMMY D. WARD AND  
ROBERT SHANE BAKERv.  
JUL 30 2 19 PM '96

GRANTOR(S)

TO

BK 304 PG 417  
W.E. DAVIS CH. CLK.WARRANTY DEED

ROBERT SHANE BAKER

GRANTEE(S)

For and in consideration of the sum of Two thousand five hundred dollars (\$2,500.00) of which two thousand five hundred dollars (\$2,500.00) to Tammy D. Ward, cash in hand paid, the receipt and sufficiency of all of which is hereby acknowledged, and the assumption of the remaining balance if owed, being evidenced by a Promissory Note of even date, secured by a Trust Deed on the hereinafter described land, Tammy D. Ward and Robert Shane Baker, Grantors do hereby sell, convey, and warrant unto Robert Shane Baker, Grantee, a unmarried male, the land lying and being situated in County, Mississippi, described as follows, to-wit:

Lot 3 of the Dean Tract Containing 1.51 Acres  
in Part of Section 30; Township 2 South; Range  
8 West; DeSoto County, Mississippi.

Beginning at the Southeast Corner of Section  
30; Township 2 South; Range 8 West; thence  
North 340.56 Feet along Fogg Road to the  
Northeast Corner of Lot 1 of said Dean Tract  
and the Point of Beginning of the following  
Lot 3; Thence north 2 degrees 53 minutes West  
100.0 feet along Fogg Road to a point; thence  
north 3 degrees 33 minutes West 50.0 feet  
along said road to a point; thence South 86  
Degrees 02 minutes West 439.25 feet to a  
point; thence South 3 degrees 57 minutes East  
150.10 feet to the Northwest Corner of Lot 2  
of the Dean Tract; thence North 86 degrees 00  
minutes East 437.02 feet to the point of  
beginning and containing 1.51 acres more or  
less and including the right or way for Fogg  
Road. All bearings are magnetic. And being  
situated in the SE 1/4 of the SE 1/4.

By way of explanation, this is same property conveyed by Mary Lula Dean Fisher, Grantor to Tammy D. Ward, Et al by virtue of a Warranty Deed executed on the 22nd day of February, 1994, filed for record at 11:57 o'clock A.M. on the 1st day of March, 1994, recorded in Deed book 267, page 694 in the office of the Chancery Court Clerk of DeSoto County, Mississippi.

By way of further consideration, the Grantee, Robert Shane Baker, assumes the indebtedness owed by Tammy D. Ward and Robert S. Baker to the Bank of Mississippi, a Mississippi Chartered Banking Corporation, securing a principal indebtedness of Ten thousand three hundred twenty dollars and sixty cents (\$10,320.60) by note dated February 28, 1994 due and payable as follows: Monthly beginning 03/22/94 and continuing on the same day of each month thereafter being due on February 22, 1999. Said Deed of Trust being executed on the 28th day of February, 1994, being filed for record at 11:57 o'clock A.M. on the 1st day of March, 1994, recorded in Deed of Trust book 691, page 443 in the office of the Chancery Court Clerk of DeSoto County, Mississippi. Grantee assumes title to said property subject to same.

The warranty in this deed is made subject to subdivision and zoning regulations in effect by the DeSoto County Planning and Zoning Commission and to rights-of-way and easements for public roads and public utilities.

Possession will be given upon delivery and taxes for the year 1996 are to be assumed by the Grantee.

Witness our signatures, on the dates hereinafter stated.

Tammy D. Ward  
 Tammy D. Ward  
 Grantor

Robert Shane Baker  
 Robert Shane Baker  
 Grantor

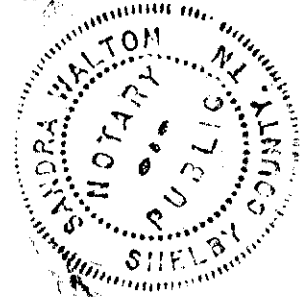
STATE OF MISSISSIPPI  
 COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said county and state, on this 29th day of July, 1996, within my jurisdiction, the within named Tammy D. Ward, who acknowledged that they executed the above and foregoing instrument.

Sandra Walton  
 Notary Public

(SEAL)

My Commission Expires:  
MY COMMISSION EXPIRES JUNE 19, 1997



STATE OF MISSISSIPPI  
 COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said county and state, on this 30th day of July, 1996, within my jurisdiction, the within named Robert Shane Baker, who acknowledged that they executed the above and foregoing instrument.

W. E. Davis, Chancery Clerk  
 Notary Public  
Staressa Lynchard DC

(SEAL)

My Commission Expires:

**MY COMMISSION EXPIRES**  
**JAN. 3, 2000**

Grantor's Address:

7101 Tulane Road, #46  
 Horn Lake, MS 38637  
 Phone: 601-781-0155 Home  
 601-781-0155 Bus.

Grantee's Address:

7101 Tulane Road, #46  
 Horn Lake, MS 38637  
 Phone: 601-781-0155 Home  
 601-781-0155 Bus.

5660 Church Rd.  
 LAKE CORMORANT MS. 38641

## PREPARER'S STATEMENT AND INDEXING INSTRUCTIONS

TYPE OF INSTRUMENT:

(x) DEED      ( ) QUITCLAIM DEED      ( ) DEED OF TRUST      ( ) OTHER

PREPARER'S NAME AND ADDRESS:

( ) H. R. Garner  
Attorney at Law  
283 Loshier Street  
Hernando, MS 38632  
601-429-4411

(x) Frances E. Davis  
5255 Fogg Road South  
Hernando, MS 38632  
601-429-9046

INDEXING INSTRUCTIONS:

Please index in the Southeast Quarter of the Southeast Quarter of Section 30, Township 2 South; Range 8 West, DeSoto County, Mississippi

TENDERED FOR RECORDING BY (PLEASE RETURN TO):

( ) H. R. Garner  
Attorney at Law  
283 Loshier Street  
Hernando, MS 38632

(x) Robert Shane Baker  
7101 Tulane Road, #46  
Horn Lake, MS 38637